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02. 07. 2022

PROJECT APPROVAL

**REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE
PROPERTY**

ANNEXURE – B

1.	a) Name of the Branch / Business Unit / office seeking opinion	State Bank of India Meerut RACPC, Meerut
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded	Nil
	c) Name of the Borrower	M/s Ajanta Developers having its Office at 482, 483, Kaseru Buxor, Mawana Road, Meerut through its Partner Shri Utkarsh Jain son of Shri Rakesh Kumar Jain resident of 68/3, Kamla Nagar, Baghpat Road, Meerut City and Shri Rakesh Jain son of Shri Prem Chand Jain resident of 68/3, Kamla Nagar, Baghpat Road, Meerut
2.	a) Name of the unit / concern / company / person offering the property(ies) as security	M/s Ajanta Developers having its Office at 482, 483, Kaseru Buxor, Mawana Road, Meerut through its Partner Shri Utkarsh Jain son of Shri Rakesh Kumar Jain resident of 68/3, Kamla Nagar, Baghpat Road, Meerut City and Shri Rakesh Jain son of Shri Prem Chand Jain resident of 68/3, Kamla Nagar, Baghpat Road, Meerut
	b) Constitution of the unit / concern / person / body / authority offering the property for creation of charge	Individual
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower
3.	Complete or full description of the immovable property(ies) offered as security including the	Land measuring 2126.91 + 727.42 = 2854.33 square meters, comprising

following details:			of Khasra Nos. 482 and 483, situated at Kaseru Buxer (Rajendra Puram), Mawana Road, Meerut	
			Note : M/s Ajanta Developers is owner of total measuring 2126.91 square meters . While Shri Rakesh Jain is owner of land measuring 727.42 square meters .	
(a) Survey No.			Khasra No. 482 and 483	
(b) Door / House No. (in case of house property)				
(c) Extent / area including plinth / built up area in case of house property			2126.91 + 727.42 = 2854.33 square meters	
(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries		East		
		West		
		North		
		South		
4.	(a) Particulars of the documents scrutinized serially and chronologically			
	(b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only originals or certified extracts from the registering / land / revenue / other authorities be examined			
S. No.	Date	Name Nature of the Document	Original / Certified copy / Certified extract / photocopy etc	In case of copies, whether the original was certified by the Advocate
1	09.02.2007	Sale Deed # 3903	Certified copy	Certified copy
2	19.02.2007	Sale Deed # 1720	Certified copy	Certified copy
3	07.09.2006	Sale Deed # 8814	Certified copy	Certified copy
4	18.10.2005	Sale Deed # 9385	Certified copy	Certified copy
5	12.01.2004	Sale Deed # 302	Certified copy	Certified copy
6	10.06.2001	Will # 113	Certified copy	Certified copy
7	08.05.2000	Sale Deed # 3201	Certified copy	Certified copy
8	01.01.2000	Sale Deed # 23	Certified copy	Certified copy
9	29.11.2002	Sale Deed # 11682	Certified copy	Certified copy
10	01.11.2002	Sale Deed # 10813	Certified copy	Certified copy
11	08.02.2006	Sale Deed # 1178	Certified copy	Certified copy
12	29.10.2005	Sale Deed # 9751	Certified copy	Certified copy
13	19.08.2020	Sale Deed #4584	Certified copy	Certified copy
14	18.09.2018	Sale Deed # 8541	Certified copy	Certified copy
15	06.04.1960	Sale Deed # 1586	Certified copy	Certified copy
16	26.10.2004	Sale Deed # 9819	Certified copy	Certified copy
17	14.08.2021	Consortium Agreement # 473	Certified copy	Certified copy
18	09.03.2019	Order / Judgement Suit No. 101/2019	Certified copy	Certified copy
19	12.03.2019	Decree Suit No. 101/2019	Certified copy	Certified copy

20	09.03.2019	Application Suit No. 101/2019	Certified copy	Certified copy
21	13.03.2001	Order	Copy	Copy
22	16.03.2001	Letter	Copy	Copy
23	17.06.2005	Order Case No. 43125 of 2003	Copy	Copy
24	02.05.2005	Settlement Letter	Copy	Copy
25	16.09.2002	Judgement / Order LAR Case No. 115 of 1993		
26	28.08.2006	Consent of Shri Vijay Pal Singh Sandhu		
27	24.09.2005	Notarized Settlement		
28	20.06.2003	Death Certificate of Shri Ajay Pal Singh	Copy	Copy
29	11.11.1999	Death Certificate of Shri Dalmer Singh Sandhu	Copy	Copy
30		Judgement Case No. 185 of 2004	Copy	Copy
31		RERA Registration	Copy	Copy
32		Map	Copy	Copy
33	10.09.2018	Partnership Deed	Copy	Copy
34		PAN	Copy	Copy
5.	a) Whether certified copy of all title documents are obtained from the relevant Sub-Registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR)		Certified copies have been obtained	
	b) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted?		As per above	
	c) Where the certified copies of documents are not available, the copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page with the original produced. (In case original title deeds are not produced for comparing with the certified or ordinary copies should be handled more diligently and cautiously)		Not Applicable	
6.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?		Online portal or computer system is not available	
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.		Not Applicable	
	c) Whether the genuineness of the stamp paper is		Online verification of stamp paper is	

	possible to be got verified from any online portal and if so whether such verification was made?	not available at the Centre
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub-Registrar, Meerut
	b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/district registrar/ registrar general. If so, please name all such offices?	No
	c) Whether search has been made at all the offices named at (b) above?	Not Applicable
	d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	Not Applicable
8.	<p>Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title / interest to the current title holder. And wherever minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on title.</p> <p>In case of property offered as security for loans of ₹ 1.00 crore and above, search of title / encumbrances for a period of not less than 30 years is mandatory (separate sheets may be used)</p>	
1	Nature	Certified copy of Sale Deed
	Date	09. 02. 2007
	Executed by	Meerut Development Authority
	In favour of	Smt. Harindra Kaur wife of late Shri Dalmer Singh Sandhu resident of Sandhu House, Opposite Defence Colony, Mawana Road, Meerut
	Land details	Land measuring 1924 + 6974 = 8898 square meters, pertaining to Khasra Nos. 482 and 483
	Registration details	Sub- Registrar Meerut
		Bahi No. I
		Zild 5402
		Pages 1/76
		Number 3903
		Date 07. 04. 2007
2	Nature	Certified copy of Sale Deed
	Date	19. 02. 2007
	Executed by	Smt. Harindra Kaur wife of late Sardar Dalmer Singh Sandhu resident of Sandhu House, Village Kaseru Buxer, Mawana Road, Meerut at present resident of 2179, Sector 35-C, Chandigarh, (Punjab), Shri Vijay Pal Singh son of late Sardar Dalmer Singh resident of 2179, Sector 35-C, Chandigarh (Punjab) and Shri Subhash Narang son of Shri Ram Chander resident of 1233, Sector 22-B, Chandigarh (Punjab)
	In favour of	M/s Riddhi Promoters Private Limited having its Registered Office at G-1415, First Floor, Chitranjan Park, New Delhi and its Administrative

		Office at 68/3, Kamla Nagar, Meerut through its Director Shri Rakesh Jain son of Shri Prem Chand Jain resident of 68/3, Kamla Nagar, Meerut City	
	Land details	Land measuring 5614.62 square meters, pertaining to Khasra Nos. 482 and 483	
	Registration details	Sub- Registrar	Meerut
		Bahi No.	I
		Zild	5293
		Pages	145/242
		Number	1720
		Date	19. 02. 2007
3	Nature	Certified copy of Sale Deed	
	Date	07. 09. 2006	
	Executed by	Smt. Harindra Kaur wife of late Sardar Dalmer Singh Sandhu resident of Sandhu House, Village Kaseru Buxer, Mawana Road, Meerut at present resident of 2179, Sector 35-C, Chandigarh, (Punjab) and Shri Vijay Pal Singh son of late Sardar Dalmer Singh resident of 2179, Sector 35-C, Chandigarh (Punjab)	
	In favour of	M/s Riddhi Promoters Private Limited through its Director Shri Rakesh Jain son of Shri Prem Chand Jain resident of 68/3, Kamla Nagar, Meerut City	
	Land details	Land measuring 3285 square meters, pertaining to Khasra Nos. 482 and 483	
	Registration details	Sub- Registrar	Meerut
		Bahi No.	I
		Zild	5052
		Pages	235/338
		Number	8814
		Date	07. 09. 2006
4	Nature	Certified copy of Sale Deed	
	Date	18.10.2005	
	Executed by	Smt. Harindra Kaur wife of late Sardar Dalmer Singh Sandhu resident of Sandhu House, Village Kaseru Buxer, Mawana Road, Meerut at present resident of 2179, Sector 35-C, Chandigarh, (Punjab) and Shri Vijay Pal Singh son of late Sardar Dalmer Singh resident of 2179, Sector 35-C, Chandigarh (Punjab)	
	In favour of	M/s Riddhi Promoters Private Limited through its Director Shri Rakesh Jain son of Shri Prem Chand Jain resident of 68/3, Kamla Nagar, Meerut City	
	Land details	Land measuring 2740 square yards or 2290.96 square meters, pertaining to Khasra Nos. 482 and 483	
	Registration details	Sub- Registrar	Meerut
		Bahi No.	I
		Zild	4589
		Pages	43/72
		Number	9385
		Date	18. 10. 2005
5	Nature	Certified copy of Sale Deed	

	Date	12. 01. 2004	
	Executed by	Smt. Harindra Kaur wife of late Sardar Dalmer Singh Sandhu resident of Sandhu House, Mawana Road, Meerut	
	In favour of	M/s Riddhi Promoters Private Limited through its Director Shri Rakesh Jain son of Shri Prem Chand Jain resident of 68/3, Kamla Nagar, Meerut City	
	Land details	Land measuring 1422 square yards or 1188.93 square meters, part of building bearing municipal No. 25, pertaining to Khasra No. 482 and 483	
	Registration details	Sub- Registrar	Meerut
		Bahi No.	I
		Zild	3760
		Pages	397/412
		Number	302
		Date	12. 01. 2004
6	Nature	Certified copy of Will	
	Date	10. 06. 2001	
	Executed by	Shri Ajay Pal Singh son of late Shri Dalmer Singh Sandhu resident of House No. 2179, Sector 35-C, Chandigarh	
	In favour of	Smt. Harindra Kaur wife of late Sardar Dalmer Singh Sandhu resident of Sandhu House, Village Kaseru Buxer, Mawana Road, Meerut	
	Registration details	Sub- Registrar	Faridkot
		Bahi No.	3
		Zild	172
		Pages	3/4
		Number	113
		Date	16. 07. 2003
7	Nature	Certified copy of Sale Deed	
	Date	08. 05. 2000	
	Executed by	Sarvshri Ajay Pal Singh, Vijay Pal Singh sons of late Sardar Dalmer Singh and Smt. Harjinder Kaur wife of late Sardar Dalmer Singh residents of 2179, Sector 34, Chandigarh (Punjab)	
	In favour of	Shri Roshan Pal Singh son of late Shri Khajan Singh resident of Kaseru Buxer, Mawana Road, Meerut City	
	Land details	Land measuring 639.61 square yards or 534.79 square meters, pertaining to Khasra No. 482 and 483	
	Registration details	Sub- Registrar	Meerut
		Bahi No.	I
		Zild	2136
		Pages	193/200
		Number	3201
		Date	09. 05. 2000
8	Nature	Certified copy of Sale Deed	
	Date	01. 01. 2000	
	Executed by	Shri Roshan Pal Singh son of late Shri Khajan Singh resident of Kaseru Buxer, Mawana Road, Meerut City	
	In favour of	Smt. Pushpawati Jain wife of late Shri Hira Lal Jain resident of Ganghi Nagar, Sardhana, District Meerut and Shri Naveen Kumar	

		Jain son of Shri Shanti Swarup Jain resident of Mohalla Lakshar Ganj, Sardhana, District Meerut	
	Land details	Land measuring 639.61 square yards or 534.79 square meters, pertaining to old Khasra Nos. 741 and 742	
	Registration details	Sub- Registrar	Meerut
		Bahi No.	I
		Zild	2300
		Pages	1/8
		Number	23
		Date	01. 01. 2001
9	Nature	Certified copy of Sale Deed	
	Date	29. 11. 2002	
	Executed by	Smt. Pushpawati Jain wife of late Shri Hira Lal Jain resident of Ganghi Nagar, Sardhana, District Meerut and Shri Naveen Kumar Jain son of Shri Shanti Swarup Jain resident of Mohalla Lakshar Ganj, Sardhana, District Meerut	
	In favour of	Shri Satpal Singh son of Shri Bhag Singh resident of 201/A, Prahlad Nagar, Meerut City	
	Land details	Land measuring 382.5 square yards or 319.80 square meters, ½ part of southern side of plot, pertaining to old Khasra Nos. 741 and 742, new Nos. 482 and 483	
	Registration details	Sub- Registrar	Meerut
		Bahi No.	I
		Zild	2910
		Pages	125/140
		Number	11682
		Date	29. 11. 2002
10	Nature	Certified copy of Sale Deed	
	Date	01.11. 2002	
	Executed by	Smt. Pushpawati Jain wife of late Shri Hira Lal Jain resident of Ganghi Nagar, Sardhana, District Meerut and Shri Naveen Kumar Jain son of Shri Shanti Swarup Jain resident of Mohalla Lakshar Ganj, Sardhana, District Meerut	
	In favour of	Shri Tejinder Singh son of Shri Bhag Singh resident of 4, Soti Ganj, Behind Gurudwara, Meerut	
	Land details	Land measuring 382.5 square yards or 319.80 square meters, ½ part of southern side of plot, pertaining to old Khasra Nos. 741 and 742, new Nos. 482 and 483	
	Registration details	Sub- Registrar	Meerut
		Bahi No.	I
		Zild	2879
		Pages	145/160
		Number	10813
		Date	11. 11. 2002
11	Nature	Certified copy of Sale Deed	
	Date	08. 02. 2006	
	Executed by	Shri Satpal Singh son of Shri Bhag Singh resident of 201/A, Prahlad Nagar, Meerut City	

	In favour of	M/s Riddhi Promoters Private Limited through its Director Shri Rakesh Jain son of Shri Prem Chand Jain resident of 68/3, Kamla Nagar, Meerut City	
	Land details	Land measuring 382.5 square yards or 319.80 square meters, pertaining to old Khasra Nos. 741 and 742, new Nos. 482 and 483	
	Registration details	Sub- Registrar	Meerut
		Bahi No.	I
		Zild	4734
		Pages	73/90
		Number	1178
		Date	08. 02. 2006
12	Nature	Certified copy of Sale Deed	
	Date	29. 10. 2005	
	Executed by	Shri Tejender Singh son of Shri Bhag Singh resident of 4, Soti Ganj, Behind Gurudwara, Meerut	
	In favour of	M/s Riddhi Promoters Private Limited through its Director Shri Rakesh Jain son of Shri Prem Chand Jain resident of 68/3, Kamla Nagar, Meerut City	
	Land details	Land measuring 382.5 square yards or 319.80 square meters, pertaining to old Khasra Nos. 741 and 742, new Nos. 482 and 483	
	Registration details	Sub- Registrar	Meerut
		Bahi No.	I
		Zild	4603
		Pages	181/198
		Number	9751
		Date	29. 10. 2005
13	Nature	Certified copy of Sale Deed	
	Date	19. 08. 2020	
	Executed by	M/s Riddhi Promoters Private Limited having its Registered Office at C-5/9, Krishna Nagar, Delhi – 110 0051 through its Director Shri Mukesh Jain son of Shri Prem Chand Jain resident of 68/3, Kamla Nagar, Meerut City	
	In favour of	M/s Ajanta Developers having its Registered Office at 482, 483, Kaseru Buxer, Mawana Road, Meerut through its Partner Shri Utkarsh Jain son of Shri Rakesh Kumar Jain resident of 68/3, Kamla Nagar, Baghpat Road, Meerut	
	Land details	Commercial Plot of Land measuring 2543.78 square yards or 2126.91 square meters, pertaining to Minjumla Khasra Nos. 482 and 483	
	Registration details	Sub- Registrar	Meerut
		Bahi No.	I
		Zild	13425
		Pages	177/202
		Number	4584
		Date	19. 08. 2020
14	Nature	Certified copy of Sale Deed	
	Date	18. 09. 2018	
	Executed by	M/s Riddhi Promoters Private Limited having its Registered Office at C-5/9, Krishna Nagar, Delhi – 110 0051 through its Director Shri	

		Mukesh Jain son of Shri Prem Chand Jain resident of 68/3, Kamla Nagar, Meerut City	
	In favour of	M/s Ajanta Developers having its Registered Office at 482, 483, Kaseru Buxer, Mawana Road, Meerut through its Partner Shri Utkarsh Jain son of Shri Rakesh Kumar Jain resident of 68/3, Kamla Nagar, Baghpat Road, Meerut	
	Land details	Commercial Plot of Land measuring 2543.78 square yards or 2126.91 square meters, pertaining to Minjumla Khasra Nos. 482 and 483	
	Registration details	Sub- Registrar	Meerut
		Bahi No.	I
		Zild	12411
		Pages	135/152
		Number	8541
		Date	18. 09. 2018
15	Nature	Sale Deed	
	Date	06. 04. 1960	
	Executed by	Sarvshri Basheshwar Dayal and Dau Dayal sons of Shri Ram Chandra and Shri Gageshwar Dayal son of Shri Raghuwar resident of Thapar Nagar, Meerut and Shri Fakir Chand son of Shri Bashigar and Shri Baij Nath son of Shri Fakir Chand resident of Mohalla Bansipura, Suraj Kund Road, Meerut	
	In favour of	Sardar Dalmer Singh son of Sardar Punjab Singh resident of Village Chugewala, Tehsil Farid Kot District Bhatinda Panjab	
	Land details	Land measuring 3 Bigha 17 Biswa and 4 Bigha 16 Biswa respectively, pertaining to Khasra Nos. 741 and 742	
	Registration details	Sub- Registrar	Meerut
		Bahi No.	I
		Zild	1160
		Pages	38/40
		Number	1586
		Date	16. 04. 1960
16	Nature	Sale Deed	
	Date	26. 10. 2004	
	Executed by	Smt. Harindra Kaur wife of late Sardar Dalmer Singh Sandhu resident of Sandhu House, Mawana Road, Meerut and Shri Roshan Lal son of Shri Khazan Singh resident of 23, Kozi Colony, Meerut and Shri Yogendra Sharma son of Shri Devraj Sharma resident of Kozi Colony, Meerut acting Secretary Nehru Co-operative Housing Society, Meerut	
	In favour of	Sarvshri Rakesh Jain and Mukesh Jain sons of Shri Prem Chand Jain resident of 68/3, Kamla Nagar, Meerut City	
	Land details	A Residential House bearing Municipal No. 25, measuring 1740 square yards or 1454.85 square meters, pertaining to Khasra No. 482 and 483	
	Registration details	Sub- Registrar	Meerut
		Bahi No.	I
		Zild	4110
		Pages	397/430
		Number	9819
		Date	26. 10. 2004

17	Nature	Certified copy of Consortium Agreement	
	Date	14. 08. 2021	
	Executed by	M/s Ajanta Developers having its Registered Office at 482, 483, Kaseru Buxer, Mawana Road, Meerut through its Partner Shri Utkarsh Jain son of Shri Rakesh Kumar Jain resident of 68/3, Kamla Nagar, Baghpat Road, Meerut	
	In favour of	Shri Rakesh Jain son of Shri Prem Chand Jain resident of 68/3, Kamla Nagar, Baghpat Road, Meerut	
	Registration details	Sub- Registrar	Meerut
		Bahi No.	IV
		Zild	426
		Pages	355/364
		Number	473
		Date	27. 09. 2021
18	Certified copy of Order / Judgement dated 09. 03. 2019 in Suit No. 101/2019, Shri Rakesh Jain vs. Shri Mukesh Jain, Court of Civil Judge, Senior Division, Meerut		
19	Certified copy of Decree dated 12. 03. 2019 in Suit No. 101/2019, Shri Rakesh Jain vs. Shri Mukesh Jain, Court of Civil Judge, Senior Division, Meerut		
20	Certified copy of Application dated 09. 03. 2019 in Suit No. 101/2019, Shri Rakesh Jain vs. Shri Mukesh Jain, Court of Civil Judge, Senior Division, Meerut		
21	Copy of Order dated 13. 03. 2001 of Meerut Development Authority, Meerut		
22	Copy of Letter dated 16. 03. 2001 of Meerut Development Authority, Meerut		
23	Copy of Order dated 17. 06. 2005 in Case No. 43125 of 2003 , Nehru Housing Society versus District Judge and others, in the Court of High Court at Allahabad		
24	Copy of Settlement Letter dated 02. 05. 2005 between Nehru Housing Co-operative Society Limited through its Secretary Shri Yogendra Kumar Sharma and Pushpendra Sharma and Smt. Harinder Kaur, Shri Vijay Pal Singh		
25	Judgement / Order dated 16. 09. 2002 in LAR Case No. 115 of 1993, Dalmer Singh vs. Sarkar		
26	Consent of Shri Vijay Pal Singh Sandhu dated 28. 08. 2006 for relinquishing of his rights in favour of his mother Smt. Harinder Kaur		
27	Notarized Settlement dated 24. 09. 2005 between Shri Roshan Lal and Smt. Harinder Kaur		
28	Copy of Death Certificate dated 20. 06. 2003 of Shri Ajay Pal Singh issued by Addl. District Registrar Birth and Death, Faridkot, Punjab		
29	Copy of Death Certificate dated 11. 11. 1999 of Shri Dalmer Singh Sandhu issued by Municipal Corporation Chandigarh		
30	Certified copy of Judgement Case No. 185 of 2004, Roshan Lal and others versus Smt. Harinder Kaur		
31	Copy of approved Map No. 20100201175715753		
32	Copy of RERA Registration No. UPRERAPRJ617121		
33	Copy of Partnership Deed dated 10. 09. 2018 of M/s Ajanta Developers		
34	Copy of PAN of M/s Ajanta Developers		
	<p style="text-align: center;">Shri Basheshwar Dayal ↓ Sardar Dalmer Singh ↓</p>		

<p>Meerut Development Authority</p> <p>↓</p> <p>Smt. Harindra Kaur</p> <p>+</p> <p>Shri Vijay Pal Singh and Subash Narang</p> <p>↓</p> <p>M/s Riddhi Promoters</p> <p>As per Sale Deeds # 302 and 1720</p> <p>Area 1188.93 + 5614.62 square meters</p>	
<p>Shri Basheshwar Dayal</p> <p>↓</p> <p>Sardar Dalmer Singh</p> <p>↓</p> <p>Meerut Development Authority</p> <p>↓</p> <p>Smt. Harindra Kaur</p> <p>↓</p> <p>Sarvshri Rakesh Jain and Mukesh Jain</p> <p>As per Sale Deed # 9819</p> <p>Area 1454.85 square meters</p> <p>↓</p> <p>Sarvshri Rakesh Jain and Mukesh Jain</p> <p>Partition of land vide Judgement / Decree</p> <p>Shri Basheshwar Dayal</p> <hr/> <p>Sardar Dalmer Singh</p> <p>↓</p> <p>Meerut Development Authority</p> <p>↓</p> <p>Sarvshri Ajay Pal Singh, Vijay Pal Singh and Smt. Harindra Kaur</p> <p>↓</p> <p>Shri Roshan Pal Singh</p> <p>As per Sale Deed # 3201</p> <p>Area 639.61 square meters</p> <p>↓</p> <p>Smt. Pushpawati Jain and Shri Naveen Kumar Jain</p> <p>As per Sale Deed # 23</p> <p>Area 639.61 square meters</p>	
<p>↓</p> <p>Shri Satpal Singh</p> <p>As per Sale Deed # 11682</p> <p>Area 319.80 square meters</p> <p>↓</p> <p>M/s Riddhi Promoters</p> <p>As per Sale Deed # 1178</p>	<p>↓</p> <p>Shri Tejinder Singh</p> <p>As per Sale Deed # 10813</p> <p>Area 319.80 square meters</p> <p>↓</p> <p>M/s Riddhi Promoters</p> <p>As per Sale Deed # 9751</p>

	<p style="text-align: center;">Area 319.80 square meters Area 319.80 square meters</p> <p style="text-align: center;">↓</p> <p style="text-align: center;">M/s Ajanta Developers As per Sale Deed #4584 Area measuring 2126.91 square meters</p> <ul style="list-style-type: none"> • In the instant case originally Shri Basheshwar Dayal was recorded land owner / bhumidhar of land pertaining to Khasra No. 482 measuring 1924 square meters and Khasra No. 483 measuring 6974 square meters – total 8898 square meters situated at Village Kaseru Buxor, Tehsil and District Meerut. • The said land was sold to Sardar Dalmer Singh by Sarvshri Basheshwar Dayal, Dau Dayal, Gageshwar Dayal, Shri Fakir Chand and Shri Baij Nath vide Sale Deed dated 06. 04. 1960 bearing No. 1586. • In between Meerut Development Authority for developing of its Ganga Nagar Residential Scheme acquired the said land on 04. 09. 1987. But after due litigation between the parties, finally the said land was released by Meerut Development Authority through its letter / order dated 16. 03. 2001 in reference to Government Order No. 3200/9-Aa-3-2000-91 L.A./2000 dated 04. 11. 2000. • As per Death Certificate dated 11. 11. 1999 Shri Dalmer Singh Sandhu passed away on 24. 09. 1999. • In LAR Case No. 115 of 1993, Dalmer Singh vs. Sarkar, in the court of District Judge, Meerut pertaining to land acquisition, names of both Sarvshri Ajay Pal Singh and Vijay Pal Singh were mutated after the death of Shri Dalmer Singh alias Dalmer Singh Sandhu. This is evident from Order dated 16. 09. 2002. • In between Shri Ajay Pal Singh executed a Will dated 10.06.2001 bearing No. 113. While Shri Ajay Pal Singh passed away on 23. 05. 2003. As per the said Will his share of property was inherited by her mother Smt. Harinder Kaur testate. • Shri Vijay Pal Singh relinquished his right in favour of his mother Smt. Harinder Kaur vide letter dated 28. 06. 2006 addressed to Meerut Development Authority, while on the basis of said Will and after completion of all formalities, Meerut Development Authority executed a Sale Deed dated 09. 02. 2007 in favour of Smt. Harinder Kaur for land pertaining to Khasra No. 482 measuring 1924 square meters and Khasra No. 483 measuring 6974 square meters – total 8898 square meters situated at Village Kaseru Buxor, Tehsil and District Meerut. • Smt. Harinder Kaur executed a Sale Deed dated 09. 05. 2000 bearing No. 3201 in favour Shri Roshan Pal Singh for land measuring 639.61 square meters. • Shri Roshan Pal Singh executed a Sale Deed dated 01. 01. 2000 bearing No. 23 in favour Smt. Pushpawati Jain and Shri Naveen Kumar Jain for land measuring 639.61 square meters. • Out of total 639.61 square meters, Smt. Pushpawati Jain and Shri Naveen
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	<p>Kumar Jain executed a two different Sale Deeds dated 01. 11. 2002 bearing No. 10813 in favour Shri Tejinder Singh and dated 29. 11. 2002 bearing No. 11682 in favour of Shri Satpal Singh for land measuring 319.30 square meters respectively.</p> <ul style="list-style-type: none"> • Shri Tejinder Singh executed a Sale Deed dated 29. 10.2005 bearing No. 9751, while Shri Satpal Singh executed a Sale Deed dated 08. 02. 2006 bearing No. 1178 in favour M/s Riddhi Promoters Private Limited for total land measuring 639.61 square meters. • On the other hand Smt. Harinder Kaur executed a Sale Deed dated 12. 01. 2004 bearing No. 302 in favour M/s Riddhi Promoters Private Limited for land measuring 1188.93 square meters. • Smt. Harinder Kaur alongwith Shri Vijay Pal Singh executed two different Agreements to Sale dated 18. 10. 2005 and 07. 09. 2006 bearing Nos. 9385 and 8814 respectively in favour M/s Riddhi Promoters Private Limited. • Pursuant to above agreements to sale, Smt. Harinder Kaur, Sarvshri Vijay Pal Singh and Subhash Chand Narang (consenting party) executed a Sale Deed dated 19. 02. 2007 bearing No. 1720 in favour M/s Riddhi Promoters Private Limited for land measuring 5614.62 square meters. • A dispute was pending between Nehru Housing Society and Smt. Harinder Kaur. The said litigation was settled between the parties and case pending at High Court at Allahabad was withdrawn. As such Shri Subash Chand Narang signed as consenting party in above sale deeds. • On basis of above-mentioned Sale Deeds bearing Nos. 302, 9751, 1178 and 1720 M/s Riddhi Promoters Private Limited became owner of land measuring 319.80 + 319.80 + 1188.93 + 5614.62 = 7443.15 square meters. • Out of the above-mentioned land, M/s Riddhi Promoters Private Limited executed an Agreement to Sale dated 18. 09. 2018 bearing No. 8541 in favour M/s Ajanta Developers for land measuring 2126.91 square meters. • Pursuant to agreement to sale, M/s Riddhi Promoters Private Limited executed a Sale Deed dated 19. 08. 2020 bearing No. 4584 for land measuring 2126.91 square meters in favour M/s Ajanta Developers. • Smt. Harinder Kaur had executed a Sale Deed dated 26. 10. 2004 in favour of Sarvshri Rakesh Kumar Jain and Mukesh Kumar Jain. • Sarvshri Rakesh Kumar Jain and Mukesh Kumar Jain filed a partition Suit No. 101 of 2019, Shri Rakesh Kumar Jain versus Shri Mukesh Kumar Jain, in the Court of Civil Judge, Senior Division, Meerut for demarcation of their respective shares. • The said suit was Decreed on 09. 03. 2019, wherein respective areas of land measuring 727.42 square meters each was partitioned / demarcated between Shri
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	<p>Rakesh Kumar Jain and Shri Mukesh Kumar Jain.</p> <p><u>To sum up –</u></p> <ul style="list-style-type: none"> • M/s Ajanta Developers is owner of total measuring 2126.91 square meters. While Shri Rakesh Jain is owner of land measuring 727.42 square meters. • The total land area for project is 2126.91 + 727.42 = 2854.33 square meters pertaining to Khasra Nos. 482 and 483, situated at Kaseru Buxer (Rajendra Puram), Mawana Road, Meerut. • For the development of project a Consortium Agreement dated 14. 08. 2021 bearing No. 473 has been executed between M/s Ajanta Developers and Shri Rakesh Kumar Jain. • As per the said agreement M/s Ajanta Developers would be lead member and shall develop, sell and sign documents for project in the name and style “Down Town”. • Before purchase of land a Layout Map No. 20100201175715753 dated 25.04.2020 was approved by M/s Riddhi Promoters Private Limited from Meerut Development Authority, Meerut. • The RERA Registration number for the said project is UPRERAPRJ617121 dated 27.08.2021. 	
9.	Nature of title of the intended mortgagor over the property (whether full ownership rights, leasehold rights, occupancy / possessory rights or inam holder or Govt. Grantee/Allottee etc.	Full Ownership rights
10.	If leasehold, whether:	Not Applicable
	a) lease deed is duly stamped and registered	Not Applicable
	b) lessee is permitted to mortgage the leasehold right	Not Applicable
	c) duration of the lease/unexpired period of lease	Not Applicable
	d) if, a sub-lease, check the lease deed in favour of lessee as to whether lease deed permits sub-leasing and mortgage by sub-lessee also	Not Applicable
	e) Whether the leasehold rights permit for the creation of any superstructure (if applicable)?	Not Applicable
	f) right to get renewal of the leasehold rights and nature thereof	Not Applicable
11.	If Govt. grant / allotment / lease cum / sale agreement, whether:	Not Applicable
	Grant / agreement etc. provides for alienable rights to the mortgagor with or without conditions	Not Applicable
	the mortgagor is competent to create charge on	Not Applicable

	such property	
	whether any permission from Govt. or any other authority is required for creation of mortgage and if whether such valid permission is available	Not Applicable
12.	If occupancy right, whether:	Not Applicable
	a) Such right is heritable and transferable	Not Applicable
	b) Mortgage can be created	Not Applicable
13.	Nature of minor's interest, if any and if so, whether creation of mortgage could be possible. The modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion	Not Applicable
14.	If the property has been transferred by way of Gift / Settlement Deed, whether:	Not Applicable
	a) The Gift / Settlement Deed is duly stamped and registered	Not Applicable
	b) The Gift / Settlement Deed has been attested by two witnesses	Not Applicable
	c) The Gift / Settlement Deed transfers the property to Donee	Not Applicable
	d) Whether the Donee has accepted the gift by signing the Gift / Settlement Deed or by a separate writing or by implication or by actions	Not Applicable
	e) Whether there is any restriction on the Donor in executing gift / settlement deed in question	Not Applicable
	f) Whether the Donee is in possession of the gifted property	Not Applicable
	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage	Not Applicable
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed	Not Applicable
15.	(a) In case of partition / family settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage	Not Applicable
	(b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share	Not Applicable
	(c) Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon	Not Applicable
	(d) In respect of partition by a decree of court,	Not Applicable

	whether such decree has become final and all other conditions/formalities are completed/complied with	
	(e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	Not Applicable
16.	Whether the title documents include any testamentary documents / wills?	Not Applicable
	(a) In case of wills, whether the will is registered will or unregistered will?	Not Applicable
	(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not Applicable
	(c) Whether the property is mutated on the basis of will?	Not Applicable
	(d) Whether the original will is available?	Not Applicable
	(e) Whether the original death certificate of the testator is available?	Not Applicable
	(f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained)	Not Applicable
17.	(a) Whether the property is subject to any wakf rights?	Not Applicable
	(b) Whether the property belongs to church / temple or any religious/ other institutions having any restriction in creation of charges on such properties?	Not Applicable
	(c) Precautions / permission, if any in respect of the above cases for creation of mortgage?	Not Applicable
18.	(a) Where the property is HUF / joint family property, mortgage is created for family benefit / legal necessity, whether the Major Coparceners have no objection / join in execution, minor's share if any, rights of female members	Not Applicable
	(b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not Applicable

19.	(a) Whether the property belongs to any trust or is subject to the rights of any trust?	Not Applicable
	(b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not Applicable
	(c) If so additional precautions/ permissions to be obtained for creation of valid mortgage?	Not Applicable
	(d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter	Not Applicable
20.	(a) If the property is agricultural land, whether the local laws permit mortgage of agricultural land and whether there are any restrictions for creation/enforcement of mortgage	Not Applicable
	(b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Not Applicable
	(c) In the case of conversion of agricultural land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained	Not Applicable
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation of security (viz. Agricultural Laws, weaker sections, minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)	Not Applicable
22.	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?	Not Applicable
	(b) Whether any search/inquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	Not applicable
23.	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	There is no register maintained to finding litigation
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not Applicable
	(c) Whether the title documents have any court seal/markings which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/markings	Not Applicable

24.	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered	Not Applicable
	(b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	Not Applicable
	(c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm	Not Applicable
25.	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorization to create mortgage/ execution of documents, registration of any prior charges with the Company Registrar (ROC), Articles of Association/provision for common seal etc.	Not Applicable
26.	In case of Societies, Association, the required authority/power to borrow and whether the mortgage can be created, and the requisite resolutions, bye-laws	Not Applicable
27.	(a) Whether any POA is involved in the chain of title?	Not Applicable
	(b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law	Not Applicable
	(c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/Employees/Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA)	Not Applicable
	(d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA	Not Applicable

	<p>(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA</p> <p>(i) Whether the original POA is verified and the title investigation is done on the basis of original POA?</p> <p>(ii) Whether the POA is a registered one?</p> <p>(iii) Whether the POA is a special or general one?</p> <p>(iv) Whether the POA contains a specific authority for execution of title documents in question?</p>	
	(f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the Office of Sub-Registrar also?)	Not Applicable
	(g) Please comment on the genuineness of POA?	Not Applicable
	(h) The unequivocal opinion on the enforceability and validity of the POA?	Not Applicable
28.	Whether mortgage is being created by a POA holder, check genuineness of the Power of attorney and the extent of the power given therein and whether the same is properly executed/stamped/authenticated in terms of the law of the place, where it is executed	Not Applicable
29.	If the property is a flat / apartment or residential / commercial complex, check and comment on the following:	Residential Plot
	(a) Promoter/s / Land owner's title to the land / building	Not Applicable
	(b) Development Agreement / Power of Attorney	Not Applicable
	(c) Extent of authority of the Developer / builder	Not Applicable
	(d) Not Applicable	Not Applicable
	(e) Agreement for sale (duly registered)	No
	(f) Payment of proper stamp duty	Not Applicable
	(g) Requirement of registration of sale agreement, development agreement, POA, etc.	Not Applicable
	(h) Approval of building plan, permission of appropriate/local authority, etc.	Not Applicable
	(i) Conveyance in favour of Society / Condominium concerned	Not Applicable
	(j) Occupancy Certificate / allotment letter / letter of possession	Not Applicable

	(k) Membership details in the Society etc.	Not Applicable
	(l) Share Certificates	Not Applicable
	(m) No objection letter from the Society	Not Applicable
	(n) All legal requirements under the local / municipal laws, regarding ownership of flats / Apartments / Building Regulations, Development Control Regulations, Cooperative Societies' Laws etc.	Not Applicable
	(o) Requirements, for noting the Bank charges on the records of the Housing Society, if any	Not Applicable
	(p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any	Not Applicable
	(q) Whether the numbering pattern of the units / flats tally in all documents such as approved plan, agreement plan, etc.	Not Applicable
30.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other local authorities or Third Party claims, liens etc. and details thereof	1991-2022, during this period, the property is found to be free from all encumbrances.
31.	The period covered under the Encumbrance Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any	1991-2022, during this period, the property is found to be free from all encumbrances. Search Receipts Nos. 2022259001 (1991-2010) and 2202225900 (2011-2022) dated 13. 01. 2022 along with Certificate of Search bearing No. 22022259000 is also enclosed.
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Not Applicable
33.	(a) Urban Land Ceiling clearance, whether required and if so, details thereon.	Not Applicable
	(b) Whether No Objection Certificate under the Income Tax Act is required/obtained	Any no objection certificate under the Income Tax Act is not required as per provision of Income Tax Act.
34.	Details of RTC extracts/mutation extracts/katha extracts pertaining to the property in question	Not Applicable
35.	Whether the name of mortgagor is reflected as owner in the revenue/municipal/village records?	Not Applicable

36.	(a) Whether the property offered as security is clearly demarcated?	Yes
	(b) Whether the demarcation/ partition of the property is legally valid?	Yes
	(c) Whether the property has clear access as per documents?	Yes
37.	Whether the property can be identified from the following documents, and discrepancy / doubtful circumstances, if any revealed on such scrutiny?	
	(a) Document in relation to electricity connection	Not Applicable
	(b) Document in relation to water connection	Not Applicable
	(c) Document in relation to Sales Tax Registration, if any applicable	Not Applicable
	(d) Other utility bills, if any	Not Applicable
38.	In respect of the boundaries of the property, whether there is a difference / discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate / comment on the same	No such document provided
39.	If the valuation report and / or approved / sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the Advocate)	The valuation report is not provided
40.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No
41.	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes
42.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the bank in this regard	Not Applicable
43.	Whether the governing law / constitutional	Not Applicable

	documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases	
44.	Additional aspects relevant for investigation of title as per local laws	No
45.	Additional suggestions, if any to safeguard the interest of bank, ensuring the perfection of security	It is advisable that bank official / approved architect valuer should physically verify the property on the spot to ascertain its location, number, area, measurements, boundaries, identity, free access, etc. This should be done before disbursement of loan / credit facility applied for.
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage	Individual proposed buyer(s)

Kamal Bhargava
Advocate

Place: Meerut

Date: 02. 07. 2022

VISHNU SARAN BHARGAVA
LAW CHAMBER

ANNEXURE – C: Certificate of Title:

1.	I have examined the original title deeds intended to be deposited relating to the schedule property(ies) and offered as security by way of Registered / Equitable / English Mortgage (please specify the kind of mortgage) and that the documents of title referred to in the opinion are valid evidence of right, title and interest and that if the said registered / equitable mortgage is created, it will satisfy the requirements of creation of Registered / Equitable Mortgage and I further certify that:	As per documents referred to above these are valid evidence of right, title and interest and can be accepted for creation of equitable mortgage
2.	I have examined the documents in detail, taking into account all the guidelines in the check list vide Annexure B and the other relevant factors	Yes
3.	I confirm having made a search in the Land / Revenue records. I also confirm having verified and checked the records of the relevant	
	Government Offices	Not Applicable
	Sub-Registrar(s) Office(s)	Yes
	Revenue Records	Not Applicable
	Municipal / Panchayat Office	Not Applicable
	Land Acquisition Office	Not Applicable
	Registrar of Companies Office	Not Applicable
	Wakf Board	Not Applicable
	I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable / responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search	
4.	Following scrutiny of Land Records / Revenue records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC) I hereby certify the genuineness of the Title Deeds. Suspicion / Doubt, if any, has been clarified by making necessary enquiries	Certified copies have been examined and there is no suspicion or doubt
5.	There are no prior Mortgage / Charges / encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 2007 to 2021 pertaining to the immovable property(ies) covered by above said Title Deeds. The property is free from all encumbrances	As per papers before me none.
6.	In case of second / subsequent change in favour of the bank, there are no other mortgages/charges other than already stated in the loan document, and agreed to by the mortgagor and the bank (delete, whichever is inapplicable)	Not Applicable
7.	Minor(s) and his/their interest in the property/ies is to the extent of _____ (specify the share of the minor	Not Applicable

	with name) (Strike out if not applicable)	
8.	The mortgage if created, will be available to the bank for the liability of the intending borrower, _____	Shri Jagan Kumar
9.	I certify that Shri Jagan Kumar has an absolute, clear and marketable title over the schedule property(ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said mortgage would be enforceable. Provision of SARFAESI ACT-2002 are applicable to the property in question.	As per papers before me, yes
10.	<p>In case of creation of Mortgage by Deposit of title deeds, I certify that the deposit of following title deeds / documents would create a valid and enforceable mortgage</p> <ol style="list-style-type: none"> 1. Original Sale Deed dated 11.03.2016 # 3515 2. Original Sale Deed dated 29.07.2015 # 14655 3. Certified copy of Sale Deed dated 09. 07. 2012 # 16612 4. Certified copy of Agreement to Sale dated 18. 10. 2011 # 15463 5. Certified copy of Sale Deed dated 18. 10. 2011 # 15343 6. Certified copy of Sale Deed dated 06. 07. 2012 # 15068 7. Certified copy of Agreement to Sale dated 18. 10. 2011 # 15379 8. Certified copy of Sale Deed dated 30. 06. 2012 # 14960 9. Certified copy of Agreement to Sale dated 18. 10. 2011 # 15464 10. Certified copy of Sale Deed dated 09. 07. 2012 # 14577 11. Certified copy of Sale Deed dated 30. 06. 2012 # 14427 12. Certified copy of Agreement to Sale dated 10. 12. 2011 # 17968 13. Certified copy of Sale Deed dated 25. 04. 2012 # 6292 14. Certified copy of Agreement to Sale dated 18. 10. 2011 # 15465 15. True copies of 03 Nos. Khataunis of 1417-1422, 1423-1428 and 1429-1434 Fasli 	
11.	There are no legal impediments for creation of the mortgage under any applicable law/rules in force	As per papers before me, none

Schedule of the property(ies)

A Plot bearing No. 391 measuring 200.67 square meters or 240 square yards, pertaining to Khasra No. 633, situated at Sheel Kunj III, Revenue Village Mukkarabpur Palhera, Pargana Daurala, Tehsil Sardhana and District Meerut, the measurements and boundaries of which are as under:-

East	30 feet / Plot Nos. 406 and 407
West	30 feet / Colony Road 7.5 meters wide
North	72 feet / Plot No. 392
South	72 feet / Plot No. 390

Kamal Bhargava
Advocate

Place: Meerut

Date: 22. 01. 2022

A	Nature	Certified copy of Sale Deed	
	Date	18. 05. 2021	
	Executed by	M/s Apex Propmart Private Limited	
	In favour of	Shri Jagan Kumar son of Shri Dal Chand resident of 269, Naya Bazar alias Ravindra Puri, Sadar, Meerut Cantt	
	Sale consideration	₹ 26,10,000/=	
	Registration details	Sub Registrar	Sardhana
		Bahi No.	1
		Zild	
		Page No.	
		Number	
		Date	
B	Nature	Certified copy of Sale Deed	
	Date	29. 07. 2015	
	Executed by	M/s Indus Valley Promoters Ltd. having its Head Office at Rainbow Chambers, 2, P. L. Sharma Road, Meerut through its Director Shri Ajay Gupta son of late Shri R. K. Gupta resident of A-2, Shastri Nagar, Meerut City	
	In favour of	Dr. Narendra Singh son of late Shri Raghuveer Singh resident of 168/7, Shastri Nagar, Meerut City	
	Sale consideration	₹ 24,50,000/=	
	Registration details	Sub Registrar	Sardhana
		Bahi No.	I
		Zild	6703
		Page No.	35/68
		Number	14655
		Date	17. 10. 2015
C	Nature	Certified copy of Sale Deed	
	Date	09. 07. 2012	
	Executed by	Smt. Tajenderi Devi, Sarvshri Rahul Rana and Rohit Rana wife / sons of late Shri Bhushan Singh residents of Village Mukkarabpur Palhera, Pargana Daurala, Tehsil Sardhana, District Meerut	
	In favour of	M/s Indus Valley Promoters Ltd. having its Head Office at Rainbow Chambers, 2, P. L. Sharma Road, Meerut through its Director Shri Ajay Gupta son of late Shri R. K. Gupta resident of A-2, Shastri Nagar, Meerut City	
	Sale consideration	₹ 29,92,000/=	
	Registration details	Sub Registrar	Sardhana
		Bahi No.	1
		Zild	4694
		Page No.	193/210
		Number	16612
		Date	05. 11. 2012
D	Nature	Certified copy of Sale Deed	
	Date	18. 10. 2011	
	Executed by	Smt. Tajenderi Devi, Sarvshri Rahul Rana and Rohit Rana wife /	

		sons of late Shri Bhushan Singh residents of Village Mukkarabpur Palhera, Pargana Daurala, Tehsil Sardhana, District Meerut	
	In favour of	M/s Indus Valley Promoters Ltd. having its Head Office at Rainbow Chambers, 2, P. L. Sharma Road, Meerut through its Director Shri Ajay Gupta son of late Shri R. K. Gupta resident of A-2, Shastri Nagar, Meerut City	
	Sale consideration	₹ 29,92,000/=	
	Registration details	Sub Registrar	Sardhana
		Bahi No.	1
		Zild	3655
		Page No.	173/194
		Number	15463
		Date	20. 10. 2011
E	Nature	Certified copy of Sale Deed	
	Date	18. 10. 2011	
	Executed by	Smt. Parwati Devi wife of late Shri Hari Singh resident of Village Mukkarabpur Palhera, Pargana Daurala, Tehsil Sardhana, District Meerut	
	In favour of	M/s Indus Valley Promoters Ltd. having its Head Office at Rainbow Chambers, 2, P. L. Sharma Road, Meerut through its Director Shri Ajay Gupta son of late Shri R. K. Gupta resident of A-2, Shastri Nagar, Meerut City	
	Sale consideration	₹ 17,95,200/=	
	Registration details	Sub Registrar	Sardhana
		Bahi No.	1
		Zild	3651
		Page No.	273/296
		Number	15343
		Date	18. 10. 2011
F	Nature	Certified copy of Sale Deed	
	Date	06. 07. 2012	
	Executed by	Sarvshri Veer Singh, Rajveer Singh, Devendra Singh and Bijendra Singh sons of late Shri Hari Singh residents of Village Mukkarabpur Palhera, Pargana Daurala, Tehsil Sardhana, District Meerut	
	In favour of	M/s Indus Valley Promoters Ltd. having its Head Office at Rainbow Chambers, 2, P. L. Sharma Road, Meerut through its Director Shri Ajay Gupta son of late Shri R. K. Gupta resident of A-2, Shastri Nagar, Meerut City	
	Sale consideration	₹ 71,80,800/=	
	Registration details	Sub Registrar	Sardhana
		Bahi No.	1
		Zild	4642
		Page No.	205/224
		Number	15068
		Date	05. 10. 2012
G	Nature	Certified copy of Agreement to Sale	

	Date	18. 10. 2011	
	Executed by	Sarvshri Veer Singh, Rajveer Singh, Devendra Singh and Bijendra Singh sons of late Shri Hari Singh residents of Village Mukkarabpur Palhera, Pargana Daurala, Tehsil Sardhana, District Meerut	
	In favour of	M/s Indus Valley Promoters Ltd. having its Head Office at Rainbow Chambers, 2, P. L. Sharma Road, Meerut through its Director Shri Ajay Gupta son of late Shri R. K. Gupta resident of A-2, Shastri Nagar, Meerut City	
	Sale consideration	₹ 71,80,800/=	
	Registration details	Sub Registrar	Sardhana
		Bahi No.	1
		Zild	3652
		Page No.	135/176
		Number	15379
		Date	19. 10. 2011
H	Nature	Certified copy of Sale Deed	
	Date	30. 06. 2012	
	Executed by	Shri Maharaj Singh son of Shri Hari Chand resident of Village Mukkarabpur Palhera, Pargana Daurala, Tehsil Sardhana, District Meerut	
	In favour of	M/s Indus Valley Promoters Ltd. having its Head Office at Rainbow Chambers, 2, P. L. Sharma Road, Meerut through its Director Shri Ajay Gupta son of late Shri R. K. Gupta resident of A-2, Shastri Nagar, Meerut City	
	Sale consideration	₹ 29,92,000/=	
	Registration details	Sub Registrar	Sardhana
		Bahi No.	1
		Zild	4639
		Page No.	273/292
		Number	14960
		Date	03. 10 2012
I	Nature	Certified copy of Agreement to Sale	
	Date	18. 10. 2011	
	Executed by	Shri Maharaj Singh son of Shri Hari Chand resident of Village Mukkarabpur Palhera, Pargana Daurala, Tehsil Sardhana, District Meerut	
	In favour of	M/s Indus Valley Promoters Ltd. having its Head Office at Rainbow Chambers, 2, P. L. Sharma Road, Meerut through its Director Shri Ajay Gupta son of late Shri R. K. Gupta resident of A-2, Shastri Nagar, Meerut City	
	Sale consideration	₹ 29,92,000/=	
	Registration details	Sub Registrar	Sardhana
		Bahi No.	1
		Zild	3655
		Page No.	195/216
		Number	15464

		Date	20. 10. 2011
J	Nature	Certified copy of Sale Deed	
	Date	09. 07. 2012	
	Executed by	Shri Har Phool son of Shri Rati Ram resident of Village Mukkarabpur Palhera, Pargana Daurala, Tehsil Sardhana, District Meerut	
	In favour of	M/s Indus Valley Promoters Ltd. having its Head Office at Rainbow Chambers, 2, P. L. Sharma Road, Meerut through its Director Shri Ajay Gupta son of late Shri R. K. Gupta resident of A-2, Shastri Nagar, Meerut City	
	Sale consideration	₹ 91,88,000/=	
	Registration details	Sub Registrar	Sardhana
		Bahi No.	1
		Zild	4624
		Page No.	367/464
		Number	14577
		Date	26. 09. 2012
K	Nature	Certified copy of Sale Deed	
	Date	30. 06. 2012	
	Executed by	Shri Virendra Singh son of Shri Aman Singh resident of Village Mukkarabpur Palhera, Pargana Daurala, Tehsil Sardhana, District Meerut	
	In favour of	M/s Indus Valley Promoters Ltd. having its Head Office at Rainbow Chambers, 2, P. L. Sharma Road, Meerut through its Director Shri Ajay Gupta son of late Shri R. K. Gupta resident of A-2, Shastri Nagar, Meerut City	
	Sale consideration	₹ 91,87,200/=	
	Registration details	Sub Registrar	Sardhana
		Bahi No.	1
		Zild	4619
		Page No.	243/260
		Number	14427
		Date	25. 09. 2012
L	Nature	Certified copy of Agreement to Sale	
	Date	10. 12. 2011	
	Executed by	Shri Virendra Singh son of Shri Aman Singh resident of Village Mukkarabpur Palhera, Pargana Daurala, Tehsil Sardhana, District Meerut	
	In favour of	M/s Indus Valley Promoters Ltd. having its Head Office at Rainbow Chambers, 2, P. L. Sharma Road, Meerut through its Director Shri Ajay Gupta son of late Shri R. K. Gupta resident of A-2, Shastri Nagar, Meerut City	
	Registration details	Sub Registrar	Sardhana
		Bahi No.	1
		Zild	4047
		Page No.	299/370
		Number	17968
		Date	12. 12. 2011

M	Nature	Certified copy of Sale Deed	
	Date	25. 04. 2011	
	Executed by	Shri Vinod Kumar son of Shri Hari Chand resident of Village Mukkarabpur Palhera, Pargana Daurala, Tehsil Sardhana, District Meerut	
	In favour of	M/s Indus Valley Promoters Ltd. having its Head Office at Rainbow Chambers, 2, P. L. Sharma Road, Meerut through its Director Shri Ajay Gupta son of late Shri R. K. Gupta resident of A-2, Shastri Nagar, Meerut City	
	Sale consideration	₹ 29,92,000/=	
	Registration details	Sub Registrar	Sardhana
		Bahi No.	1
		Zild	4321
		Page No.	101/116
		Number	6292
		Date	26. 04. 2012
N	Nature	Certified copy of Agreement to Sale	
	Date	18.10. 2011	
	Executed by	Shri Vinod Kumar son of Shri Hari Chand resident of Village Mukkarabpur Palhera, Pargana Daurala, Tehsil Sardhana, District Meerut	
	In favour of	M/s Indus Valley Promoters Ltd. having its Head Office at Rainbow Chambers, 2, P. L. Sharma Road, Meerut through its Director Shri Ajay Gupta son of late Shri R. K. Gupta resident of A-2, Shastri Nagar, Meerut City	
	Sale consideration	₹ 29,92,000/=	
	Registration details	Sub Registrar	Sardhana
		Bahi No.	1
		Zild	3655
		Page No.	217/238
		Number	15465
		Date	20. 10. 2011

No.	Seller	Buyer	Khasra No.	Sale Deed